

CERTIFICATE OF APPROPRIATENESS

Application Date: July 25, 2018

Applicant: Rob Hellyer, Premier Remodeling for Henry and Sarah Terrell, owners

Property: 628 Woodland (3008 Reagan), Lot 8 and Tract 7, Block 27, Woodland Heights Subdivision. The property includes a historic 1,733 square-foot, one-story, wood-frame residence and a detached garage situated on a 7,500 square-foot (75 x 100) corner lot.

Significance: Contributing Bungalow residence, constructed circa 1925, located in the Woodland Heights Historic District.

Proposal: Alteration - Addition with attached garage

An existing 265-square foot rear addition and two-story garage apartment will be demolished and a new 1,920 square foot two-story addition will be constructed to the rear of the one-story residence, built over and beyond the area of the existing addition and garage.

- Two-story addition will have maximum measurements of 59½' wide, 29' tall, and 33' deep.
- Two-story addition extends 11' past original structure on the east elevation.
- Two-story addition will be inset 13'-9" from the existing west elevation; recess approximately 4' back before extending out at the garage, 6' past the original structure.
- Two-story addition will have a multi-gable roof with a 20' eave height.

See enclosed detailed project description and application materials for further details.

Public Comment: Two in favor. See Attachment A.

Civic Association: No comment received.

Recommendation: Denial - does not satisfy criteria 1, 4, 10

HAHC Action: -

APPROVAL CRITERIA

ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS

Sec. 33-241: HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark, (ii) protected landmark, (iii) any building, structure or object that is part of an archaeological site, or (iv) contributing building in a historic district upon finding that the application satisfies the following criteria, as applicable:

S D NA

S - satisfies D - does not satisfy NA - not applicable

- | | | | |
|-------------------------------------|-------------------------------------|-------------------------------------|---|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | (1) The proposed activity must retain and preserve the historical character of the property;
<i>The historic property is characterized by a primary residence with a subordinate, detached garage. Constructing a two-story addition that extends out from both sides of the historic building and features a complex ridgeline with multiple gables does not retain the historical character of the property.</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (2) The proposed activity must contribute to the continued availability of the property for a contemporary use; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (3) The proposed activity must recognize the building, structure, object or site as a product of its own time and avoid alterations that seek to create an earlier or later appearance; |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | (4) The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment;
<i>The form of the historic building, with its multiple cross gables, insets, and outsets, is a character defining feature. Constructing a two-story addition of this size that too closely mimics these features results in a building form that is too complex and detracts from the character of the historic building.</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (5) The proposed activity must maintain or replicate distinctive stylistic exterior features or examples of skilled craftsmanship that characterize the building, structure, object or site; |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | (6) New materials to be used for any exterior feature excluding what is visible from public alleys must be visually compatible with, but not necessarily the same as, the materials being replaced in form, design, texture, dimension and scale; |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | (7) The proposed replacement of missing exterior features, if any, should be based on an accurate duplication of features, substantiated by available historical, physical or pictorial evidence, where that evidence is available, rather than on conjectural designs or the availability of different architectural elements from other structures; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (8) Proposed additions or alterations must be done in a manner that, if removed in the future, would leave unimpaired the essential form and integrity of the building, structure, object or site; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (9) The proposed design for any exterior alterations or addition must not destroy significant historical, architectural, archaeological or cultural material, including but not limited to siding, windows, doors and porch elements; |

- ☐ ☒ ☐ (10) The proposed alteration or addition must be compatible with the massing, size, scale material and character of the property and the context area; and
- The proposed two-story addition extends significantly farther out from the current footprint of the historic building, overwhelming the mass of the historic structure. Further, the addition does not have a sensitive connection to the historic building, with a significant portion of the addition's mass located at the junction of the old and new. Shifting the mass behind the historic building would result in a more compatible addition. The addition also features a complex roof form with multiple gables and ridgelines. These features, in combination, create an overly complex building form and massing scheme that is atypical of the property and context area.*
- ☒ ☐ ☐ (11) The distance from the property line to the front and side walls, porches, and exterior features of any proposed addition or alteration must be compatible with the distance to the property line of similar elements of existing contributing structures in the context area.



PROPERTY LOCATION

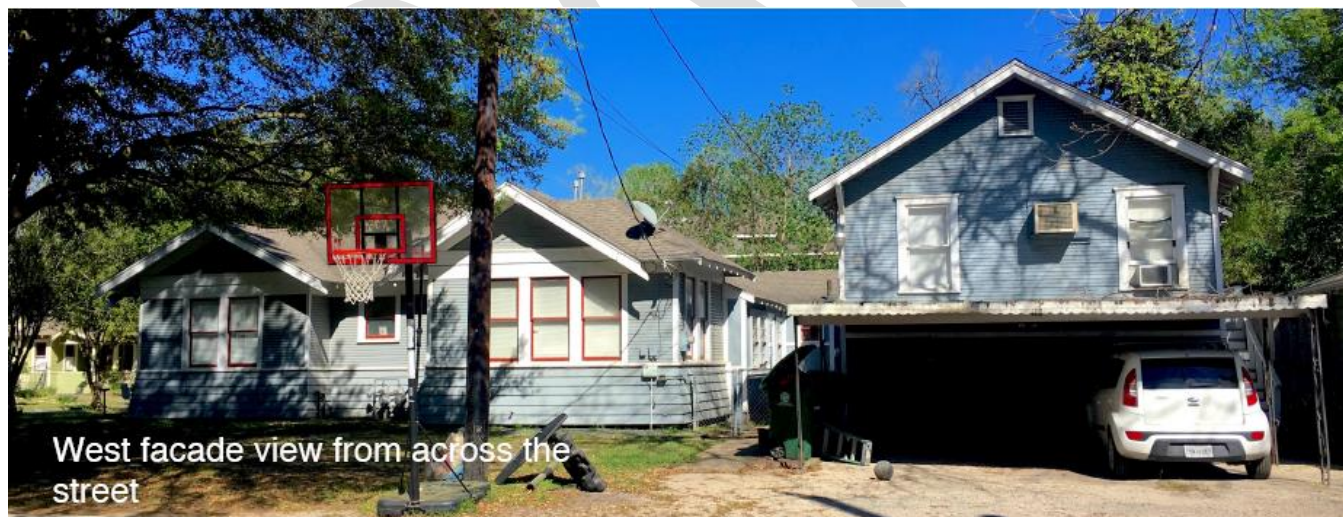
WOODLAND HEIGHTS



Building Classification

- Contributing
- Non-Contributing
- Park

CURRENT PHOTO





CONTEXT AREA

Insert neighbor photo - 3.5" wide

121 Street – Contributing / Noncontributing – year (neighbor)

Insert neighbor photo - 3.5" wide

120 Street– Contributing / Noncontributing – year (across street)

Insert neighbor photo - 3.5" wide

124 Street– Contributing / Noncontributing – year (across street)

Insert neighbor photo - 3.5" wide

125 Street – Contributing / Noncontributing – year (neighbor)

Insert neighbor photo - 3.5" wide

122 Street– Contributing / Noncontributing – year (across street)

Insert neighbor photo - 3.5" wide

126 Street– Contributing / Noncontributing – year (across street)

DRAFT

3D RENDERING – FRONT FACING WOODLAND

EXISTING WITH PROPOSED



EXISTING WITH PROPOSED (FROM NORTHWEST CORNER (WOODLAND AT REAGAN))



NORTH ELEVATION – FRONT FACING WOODLAND

EXISTING



PROPOSED

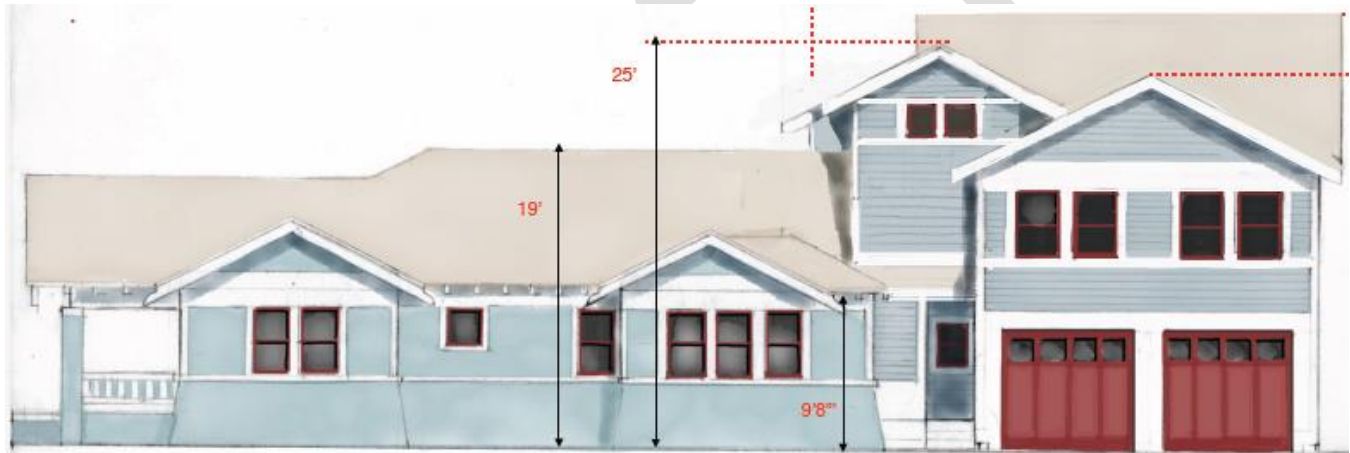


WEST SIDE ELEVATION – SIDE FACING REAGAN

EXISTING

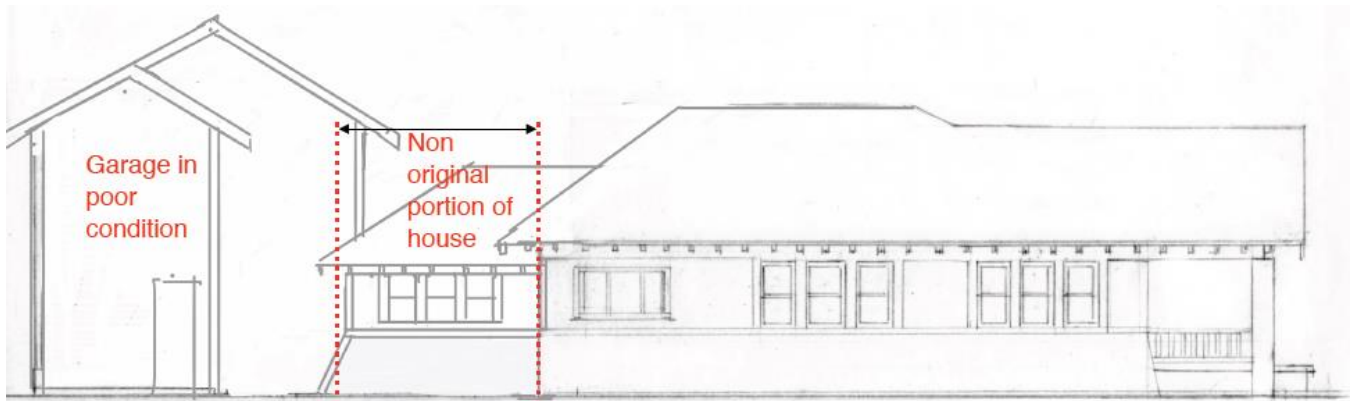


PROPOSED

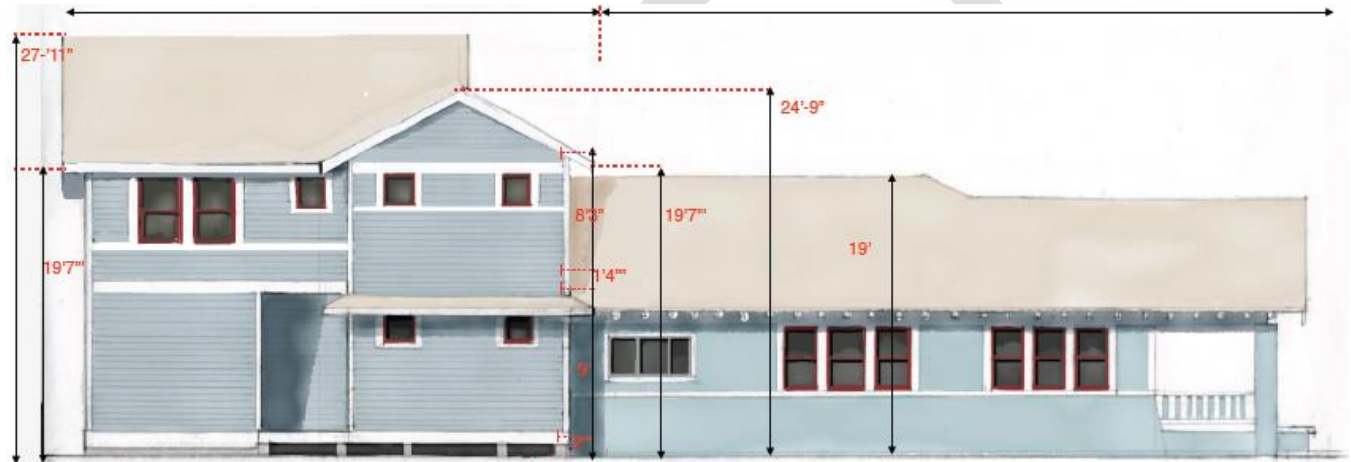


EAST (SIDE) ELEVATION

EXISTING

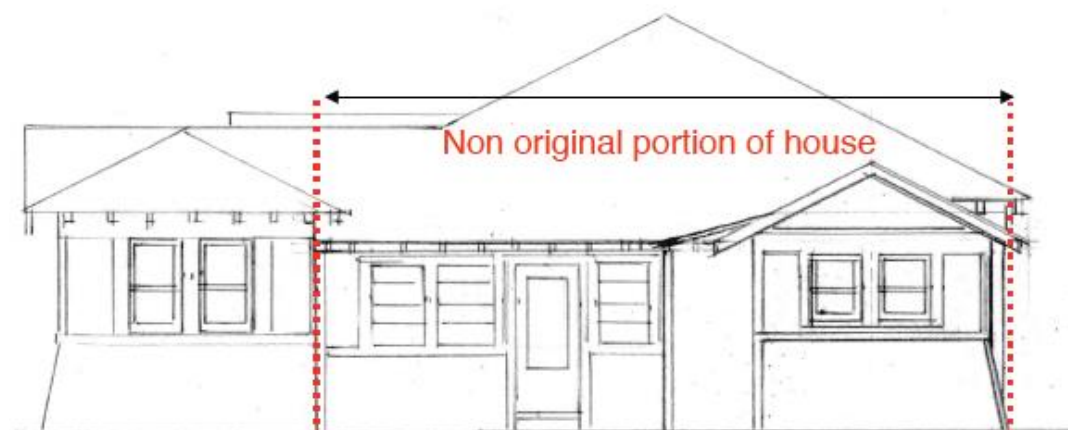


PROPOSED



SOUTH (REAR) ELEVATION

EXISTING

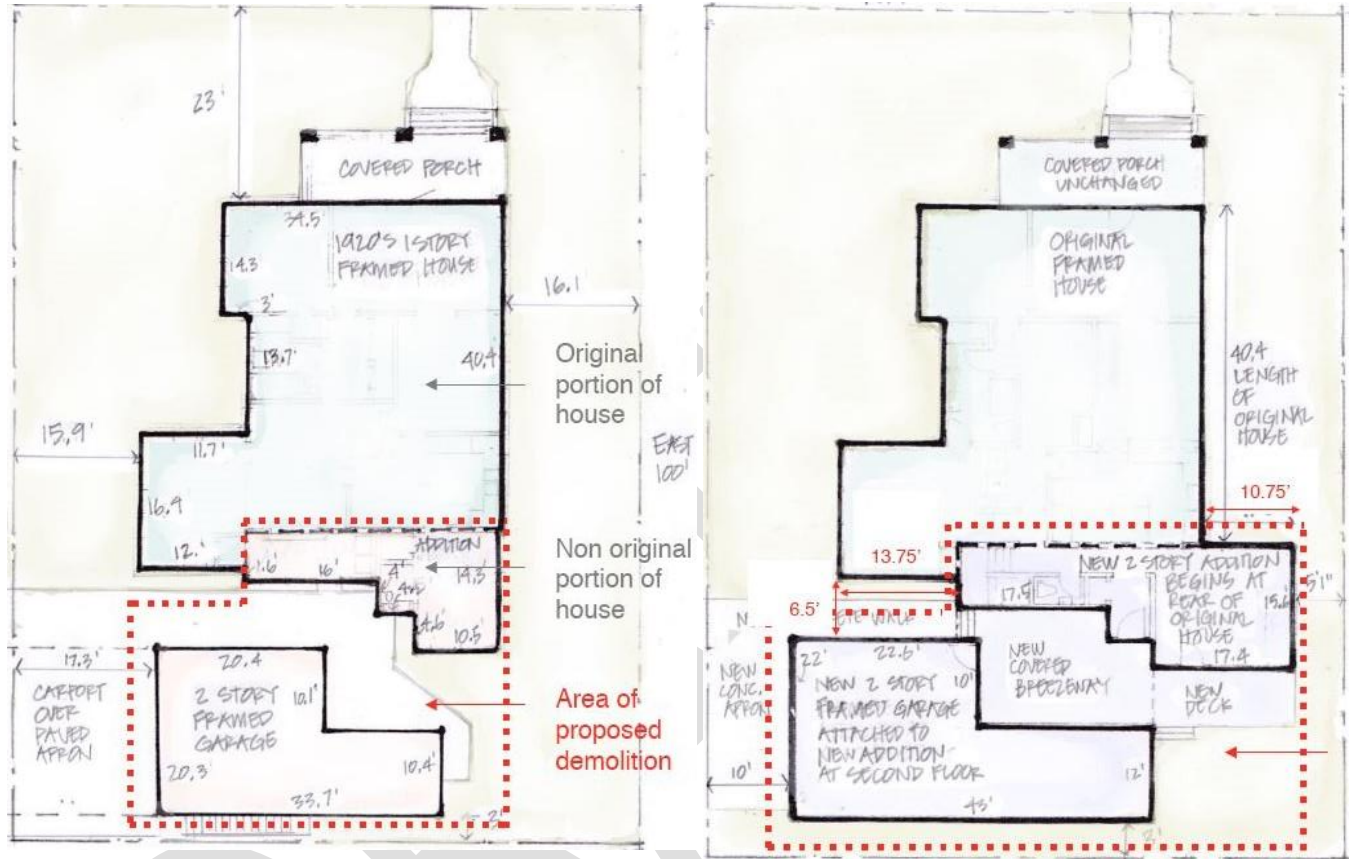


PROPOSED



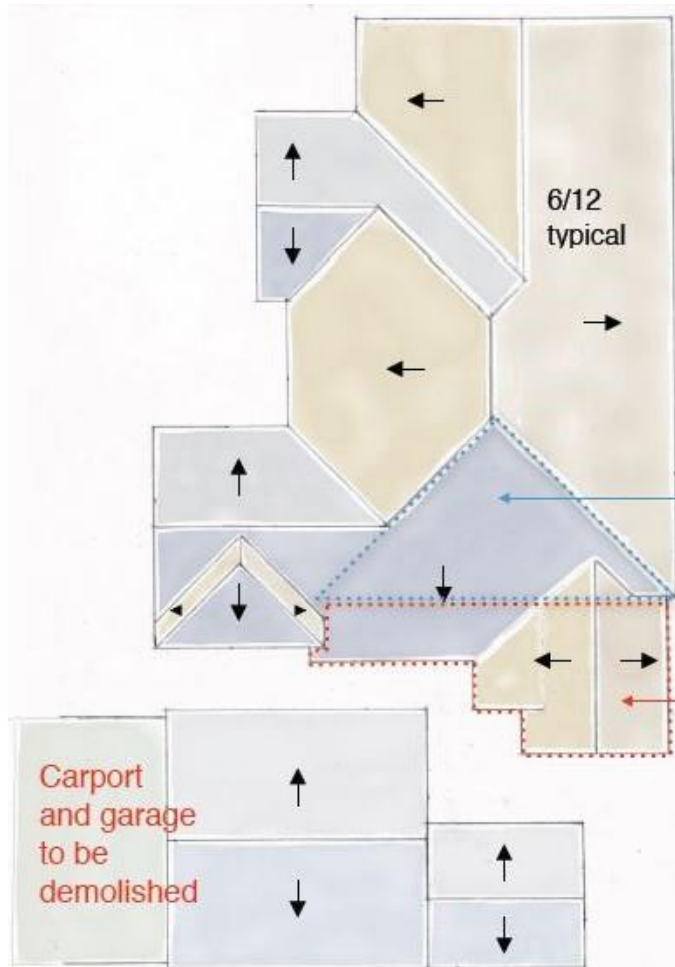


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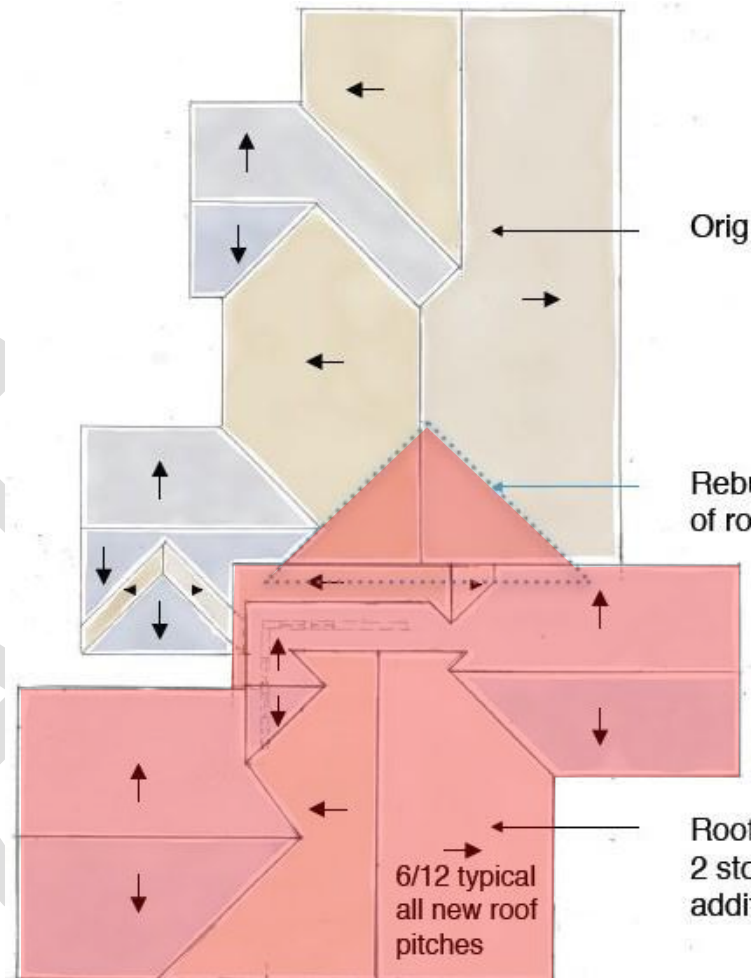


ROOF PLAN

EXISTING



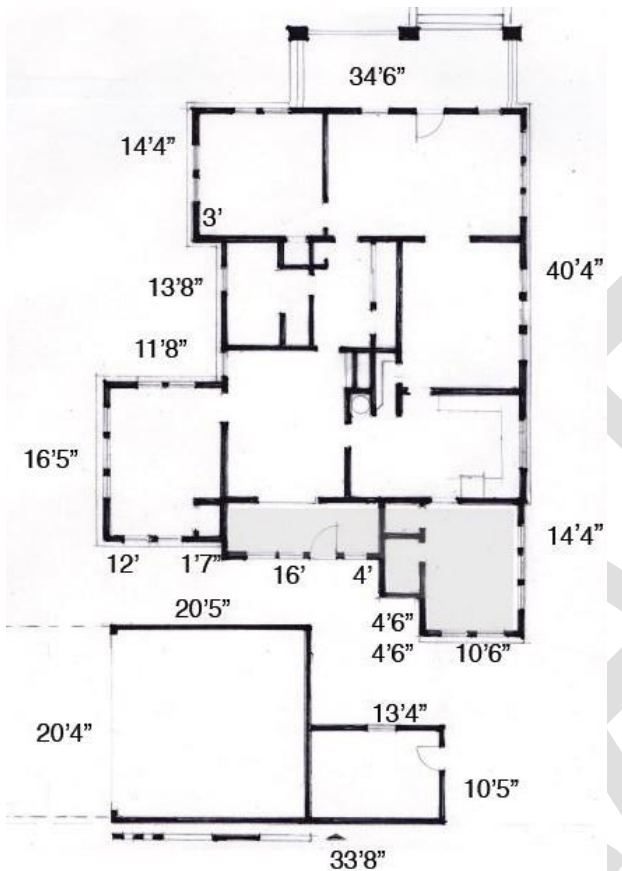
PROPOSED



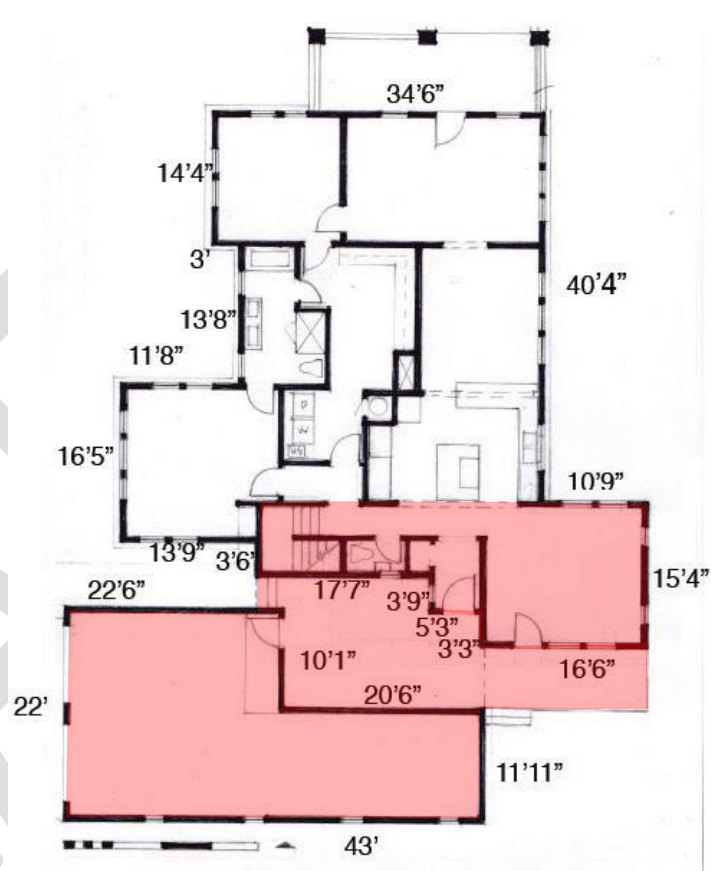


FIRST FLOOR PLAN

EXISTING



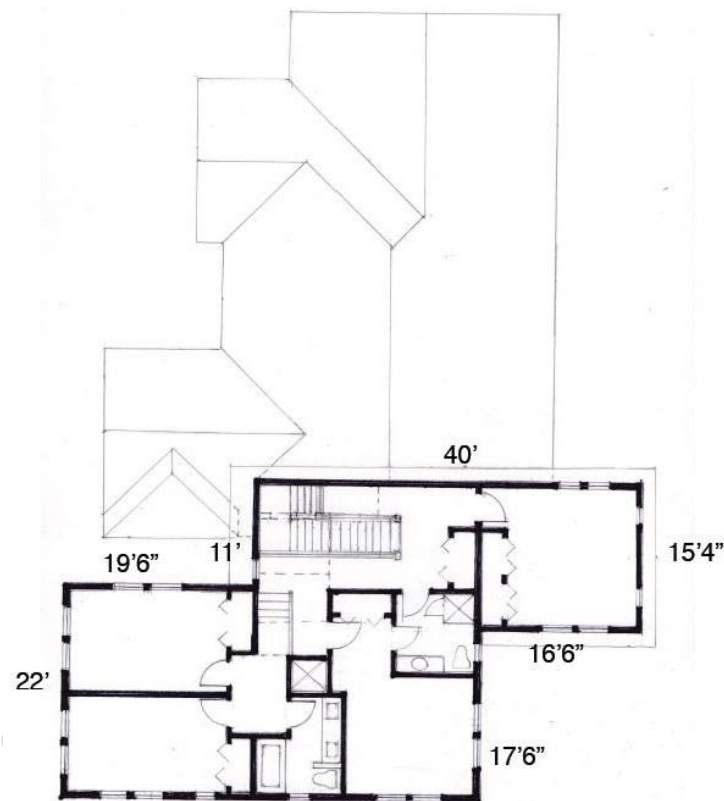
PROPOSED





SECOND FLOOR PLAN

PROPOSED



WINDOW / DOOR SCHEDULE

	Exterior Doors	Width	Height	Material	Finish
D1	French Single Lite	3'0"	6'8"	Wood + Glass	Painted
D2	Half Lite	3'0"	6'8"	Wood + Glass	Painted
D3	Sectional Overhead Garage Door	8'0"	7'0"	Wood Composite + Glass	Painted

	Windows	Width	Height	Material	Finish
A	Single Lite - Fixed	24"	24"	Wood + Glass	Painted
B	Single Lite - Awning	24"	24"	Wood + Glass	Painted
C	One Over One	24"	36"	Wood + Glass	Painted
D	One Over One	30"	48"	Wood + Glass	Painted
E	One Over One	36"	60"	Wood + Glass	Painted

PROJECT DETAILS

Shape/Mass: The existing one-story residence is 1,733 square feet and measures approximately 43' wide by 55' deep with a maximum ridge height of 19'. The non-historic 265 square foot rear addition that measures 31' wide by 14' deep will be removed.

The proposed 1,920-square foot two-story addition with attached garage will measure 60'-5" wide by 32'-10" deep with a maximum ridge height of 29'. The proposed addition will extend 10'-9" beyond the existing eastern wall plane. The addition will be inset 13'-9" from the existing western wall plane. The addition will recess approximately 4' back before extending out 19'-6" at the garage, 6' beyond the existing western wall plane.

The residence with proposed addition will have maximum measurements 60'-5" wide by 73' deep and 29' tall.

Setbacks: The existing residence has a north (front) setback of 23', east (side) setback of 16', west (side) setback of 16', and a south (rear) setback of 23'4".

The existing garage is setback 15'-10" from the east (side), 17' from the west (side), 75' from the front (north), and 3' from the south (rear) property line.

The proposed addition does not affect the existing north (front) setback and retains the existing 3' south (rear) setback. The east (side) setback will decrease to 5'-1". The west (side) setback will decrease to 10'.

Foundation: The existing residence has a pier and beam foundation with a finished floor height of 2'.

The addition will have a pier and beam foundation to match existing height.

The attached garage will have slab-on-grade with a finished floor height of 6".

Windows/Doors: The existing residence has wood 1/1 windows and an aluminum slider window on the non-original addition.

The proposed addition will feature 1/1 wood windows, as well as single-lite fixed and awning windows. All proposed windows to be inset and recessed.

The existing residence has a 1/3 lite wood door with three divided lites.

The addition will have two full-lite doors and one 2/3 lite door. The garage will have a four-panel overhead door with four transoms above each solid panel. See drawings and window/door schedule for more detail.

Exterior Materials: The existing residence is clad with teardrop wood siding with a 3" reveal, the house has clapboard angled skirting on the east and west sides. The addition will be clad in 5" cementitious lap siding with a smooth finish. See drawings and window/door schedule for more detail.

Roof: The existing residence has a cross-gable roof that measures 19' to the ridge, 9'-8" to the eave, and has a 6:12 pitch with rafter tails exposed and curved barge boards.

The addition's roof will feature multiple gables on all four elevations, measuring 27'-11" at the highest ridge above the garage, and 24'-9" on the portion at rear of residence. A 19'-7" eave height will be consistent throughout.

ATTACHMENT A
PUBLIC COMMENT



Tue 7/17/2018 6:31 PM

[Redacted Name]

Application No. 180717 [628 Woodland Street, Woodland Heights]

To ☐ PD - Historic Preservation

Responded

You replied to this message on 7/18/2018 9:09 AM.

Dear Historic Preservation Commission Members:

We are submitting this letter in support of the application for renovation of the above noted address. We have owned two homes in Woodland Heights--a historic bungalow (1914) on the 1000 block of Bayland and our current home in the 500 block of Highland. I note this for two reasons: 1. our previous bungalow was too small to accommodate our growing family and, as such, we sought a larger home, and; 2. our Highland home was built in 1992 yet fits the fabric of the historic residential architecture so closely that it is continually assumed to be historic.

We have lived in Woodland Heights for 15 years and have watched the value of our property and the desirability of the neighborhood increase exponentially due to the careful renovation and construction of homes that are able to accommodate growing families. It is not unusual to see families with four cycling on our streets. This dynamic has made our community far more vibrant than neighborhoods--just outside of our boundaries--that see less investment.

For example, the home beside ours was crumbling after decades of non-maintenance by elderly owners. We were so fortunate to have a couple purchase the property and fully renovate and restore it to all of it's glory while maintaining a footprint that is sensitive to the surrounding properties. It is an absolute gem of a property that continues to receive accolades from neighbors.

Rob Hellyer was the General Contractor for our residence. He is tremendously committed to our neighborhood's identity--he is a resident, after all. His knowledge of design detailing and his sensitivity to historic preservation make him an ideal consultant to oversee a historic renovation.

We encourage you to approve this restoration and renovation that will bring another young family to our community and polish a property badly in need of investment.

Sincerely,

[Redacted Signature]

From: [REDACTED]
Sent: Thursday, July 19, 2018 9:59 PM
To: PD - Historic Preservation
Subject: : Application 628 Woodland

Dear Historic Preservation Commission Members:

We are submitting this letter in support of the application for renovation of the above noted address. We own a house in the Woodland Heights -- in the 1000 block of Highland and have lived in our home for the last 4 years.

Over the last several years that we have lived in the Woodland Heights we have seen the value of our property and the surrounding homes increase in value. I attribute this to not only the neighbors, the retailers that are popping up, but also the uniqueness of our homes. Whether it is developing a new property or renovating an existing one our homes have an identity that many other areas desire.

Abby and Michael are planning on renovating 628 Woodland. I have known Abby and Michael for many years and Abby grew up in the Heights. Her family still reside in the area and I know she is committed to fully renovating and restoring the house to its prior state while maintaining a footprint that is sensitive to the surrounding properties. By being a lifelong Heights resident she knows and understands why it is important to retain the appearance of the homes.

Rob Hellyer is the General Contractor for the residence. I understand through his work he is committed to keeping the Woodland Height's identity. His knowledge of the properties in the areas and his approach to retaining the historic elements makes him an ideal consultant to oversee the renovation.

The Commission has clearly made the appropriate decisions over the last several years and ensured that the historic look of the neighborhood has remained. The plans for Abby and Michael's property clearly fit into the spirit of the homes in the area and would be a great addition to our historic area.

We encourage you to approve this restoration and renovation and I hope that my friends, Abby and Michael will be soon be my neighbor.

Sincerely,

[REDACTED]